

FOR SALE

# ALLARD AVENUE LAND

**Up to ±14.72 Acres**

MI - Medium Industrial

Allard Avenue & 33 Street,  
Leduc, AB

Cushman & Wakefield Edmonton  
Suite 2700, TD Tower  
10088 102 Avenue  
Edmonton, AB T5J 2Z1  
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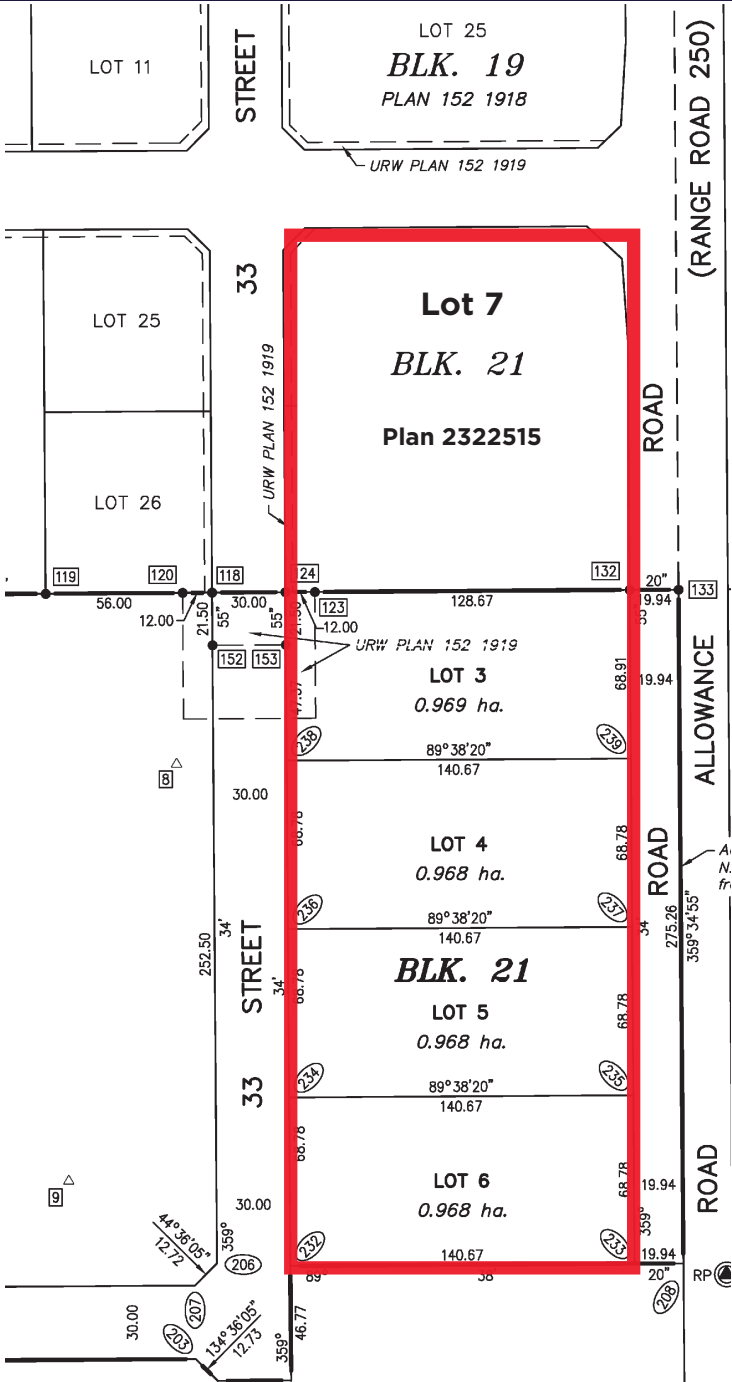
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# PROPERTY DETAILS

| LEGAL DESCRIPTION                                               |                   |              |                |                  |                       |
|-----------------------------------------------------------------|-------------------|--------------|----------------|------------------|-----------------------|
| Plan 2322515, Block 21, Lot 7 & Plan 1721759, Block 21, Lot 3-6 |                   |              |                |                  |                       |
| ZONING                                                          |                   |              |                |                  |                       |
| MI - Medium Industrial                                          |                   |              |                |                  |                       |
| SITE SIZES                                                      |                   |              |                |                  |                       |
| PARCEL                                                          | MUNICIPAL ADDRESS | SIZE         | PRICE PER ACRE | TOTAL SALE PRICE | TAXES (ESTIMATE 2026) |
| BLOCK 21 LOT 7                                                  | 7103 33 STREET    | ±5.12 ACRES  | \$575,000      | \$2,944,000      | \$34,520.16           |
| BLOCK 21 LOT 3                                                  | 7101 33 STREET    | ±2.39 ACRES  | \$575,000      | \$1,374,250      | \$15,772.03           |
| BLOCK 21 LOT 4                                                  | 7005 33 STREET    | ±2.44 ACRES  | \$575,000      | \$1,403,000      | \$15,772.03           |
| BLOCK 21 LOT 5                                                  | 7003 33 STREET    | ±2.39 ACRES  | \$575,000      | \$1,374,250      | \$15,772.03           |
| BLOCK 21 LOT 6                                                  | 7001 33 STREET    | ±2.39 ACRES  | \$575,000      | \$1,374,250      | \$15,772.03           |
| TOTAL                                                           |                   | ±14.73 ACRES |                |                  |                       |





AIRPORT ROAD

AERIAL

QUEEN ELIZABETH | HIGHWAY 2

SPARROW DRIVE

43 STREET

Varsteel  
Ltd.

SITE

ALLARD AVENUE

BAKER  
HUGHES

Ford

33 STREET

RANGE ROAD 250





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